

THIS DEED is made the **11 April 2017** between THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN OF THE Town Hall Euston Road NW1 2RU (hereinafter called "the Corporation") and **Mr Andy Lords, Ciya Lords of Flat 10, Fleetfield, Birkenhead Street, London, WC1H 8BP** (hereinafter called "the Underlessee").

**WHEREAS:**

1. By a Lease (hereinafter called "the Lease") made the **24 February 2014** between the Corporation (1) and **Ms Ranue Bibi** (2) all those premises more particularly described in the Leases and known as **Flat 10, Fleetfield, Birkenhead Street, London, WC1H 8BP** (hereinafter called "the Demised Premises") were demised to the said **Ms Ranue Bibi** by a Lease on **24 February 2014** the yearly rent and subject to the lessees covenants and conditions therein contained
2. The benefit of the term created by the Lease is now vested in **Ms Ranue Bibi** who wishes to underlet the Demised Premises to the Underlessee
3. The Lease contains (inter alia) a covenant that any Underlessee executes a deed of covenant with the Corporation that the Underlessee will at all times during the term of the Underlease made in favour of the Underlessee observe and perform all covenants restrictions and stipulations contained in the Lease on the part of the tenant to be observed and performed

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. The Underlessee hereby covenants with the Corporation and its successors in the title that the Underlessee will at all times from the date hereof observe and perform all covenants restrictions and stipulations contained in the Lease in the manner hereinbefore referred to
2. Where the Underlessee is more than one person the obligations of the Lessee are joint and several

**IN WITNESS WHEREOF** the Underlessee has executed this Deed the day and year first before written

**SIGNED AND DELIVERED AS A DEED**

By the said

Tenant(s) name(s)

Signed

Contact Telephone:

Mr Andy Lords

\_\_\_\_\_

Ciya Lords

\_\_\_\_\_

Tenant(s) Contact Email: \_\_\_\_\_

In the presence of:

\_\_\_\_\_

Print name Signed

Signed by the leaseholder(s)

Leaseholder(s) name(s):

Signed

Contact Telephone:

Ms Ranue Bibi

\_\_\_\_\_

Leaseholder(s) Contact Email: \_\_\_\_\_

## Guide for sub-letting tenants

As a tenant in a Camden leasehold property you must sign a Deed of Covenant agreeing to comply with some of the conditions of the lease. Below are the conditions you are required to meet.

Access	Camden officers or their contractors have the right to enter the property to carry out inspections and repairs and maintenance works to the property and any communal services that run through it. We must give you at least 48 hours' notice, unless there is an emergency.
Nuisance	<p>You must not cause a nuisance or cause damage to Camden or other residents. This applies to everyone living in your home and any visitors.</p> <ul style="list-style-type: none"> <li>. You must not use the property for illegal or immoral purposes.</li> <li>. If you have pets you must keep them under control.</li> <li>. You must not harass neighbours or any of their visitors.</li> <li>. You must not obstruct or leave any items in communal areas.</li> <li>. You must place any refuse in the designated area. You must not throw anything from the windows of the property.</li> </ul> <p>Televisions, radios and so on should only be played at reasonable levels at reasonable hours. No one should be able to hear noise outside any flat. You must take all reasonable precautions to avoid noise nuisance of any kind.</p> <p>If you are found to be causing a nuisance or harassment, Camden Council can take legal action against you.</p>
Use of property	<p>The property can only be used for residential purposes. You may not:</p> <ul style="list-style-type: none"> <li>. Use the property for illegal or immoral purposes.</li> <li>. Hold any sale by auction in the property.</li> <li>. Run a business from the property.</li> </ul> <p>You must make good any damage to the building or estate caused by you, your visitors or your workmen.</p>
Alterations	You must not make any alterations to the structure of the property without obtaining Camden's written approval. You must ask for our permission before you complete any alterations.
Communal areas	You have the right to use common parts of the building and the estate. You must not cause an obstruction by depositing items such as furniture in the communal parts of the building. You must make sure that any vehicles you park on the estate do not cause a nuisance and/or obstruction.